

HoldenCopley

PREPARE TO BE MOVED

Barden Road, Woodthorpe, Nottinghamshire NG3 5PD

Guide Price £350,000 - £375,000

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LOCATION, LOCATION, LOCATION...

This three-bedroom detached house is beautifully presented to an exceptionally high standard, offering generous and versatile living space, making it an ideal choice for families. Located in a highly sought-after and popular area, the property benefits from excellent access to well-regarded schools, a range of local amenities, and convenient transport links to the city centre. The accommodation comprises an inviting entrance hall, a spacious living room with a bay-fronted window allowing plenty of natural light, and a dining room that opens into a bright conservatory. The fitted kitchen comes with integrated appliances and provides access to the rear garden via a porch. Upstairs, there are three well-proportioned bedrooms, with the main bedroom featuring its own bay-fronted window, alongside a stylish four-piece bathroom suite. Externally, the front of the property offers a gravelled area, an external electric socket, a driveway leading into a carport, and gated access to the rear garden. The south-east facing rear garden enjoys ample sunlight and is beautifully maintained, with a lawn, a variety of shrubs and trees, and a storage shed. External sockets are thoughtfully positioned for convenience, and the garden is enclosed by a neatly trimmed hedge, providing both privacy and a tranquil outdoor space.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Conservatory
- Four-Piece Bathroom Suite
- Carport & Driveway
- Enclosed South-East Facing Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'5" max x 6'5" (4.72m max x 1.96m)

The entrance hall has a UPVC double glazed obscure window to the side elevation, LVT flooring, carpeted stairs, two in-built cupboards, a dado rail, and a composite door proving access into the accommodation.

Living Room

14'2" into bay x 11'5" (4.33m into bay x 3.49m)

The living room has a UPVC double glazed obscure bay window to the front elevation, a radiator, a TV point, a recessed chimney breast alcove housing a feature fireplace with a tiled hearth, and carpeted flooring.

Dining Room

13'10" x 10'11" (4.24m x 3.33m)

The dining room has LVT flooring, a radiator, a feature fireplace, and sliding patio doors opening out to the conservatory.

Conservatory

9'7" x 7'7" (2.94m x 2.32m)

The conservatory has carpeted flooring, double glazed wooden framed window surround, and sliding patio doors opening to the rear garden.

Kitchen

10'5" x 6'11" (3.19m x 2.11m)

The kitchen has a range of fitted base and wall units with laminate worktops and a plinth heater, a composite sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, an integrated microwave, an integrated dishwasher, and integrated fridge freezer, tiled splashback, LVT flooring, a UPVC double glazed obscure window to the side elevation, and a door opening to the rear porch.

Rear Porch

3'10" x 3'6" (1.18m x 1.07m)

The rear porch has tiled flooring, UPVC double glazed windows to the side and rear elevation, an in-built cupboard, and a door opening to the rear garden.

FIRST FLOOR

Landing

7'3" x 3'5" (2.21m x 1.05m)

The landing has a UPVC double glazed obscure window to the side elevation, a dado rail, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

14'2" into bay x 8'11" (4.34m into bay x 2.74m)

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

13'11" x 10'11" (4.25m x 3.33m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

9'3" x 7'0" (2.83m x 2.15m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

9'9" x 6'11" (2.98m x 2.13m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style twin wash basin, a freestanding bath with mixer taps and a handheld shower fixture, an shower enclosure with wall-mounted rain-fall shower fixture, recessed spotlight, a chrome heated towel rail, partially tiled walls, and laminate flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, an external electric socket, a driveway with access into the carport, and gated access to the rear garden.

Rear

To the rear of the property, there is a south-east facing garden that enjoys plenty of natural light. It features a well-maintained lawn, a variety of planted shrubs and trees, and a shed for storage. External electrical sockets are conveniently positioned for outdoor use, and the garden is enclosed by a neatly trimmed hedge, providing both privacy and a sense of seclusion.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

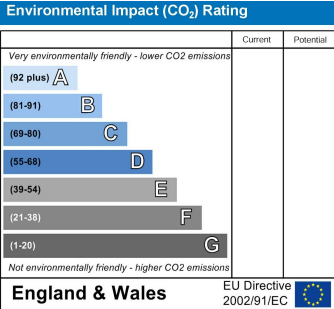
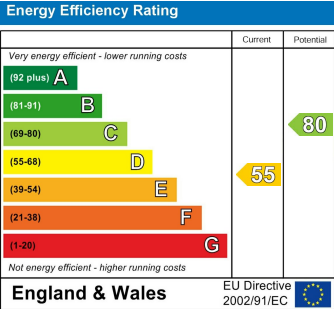
The vendor has advised the following:

Property Tenure is Freehold

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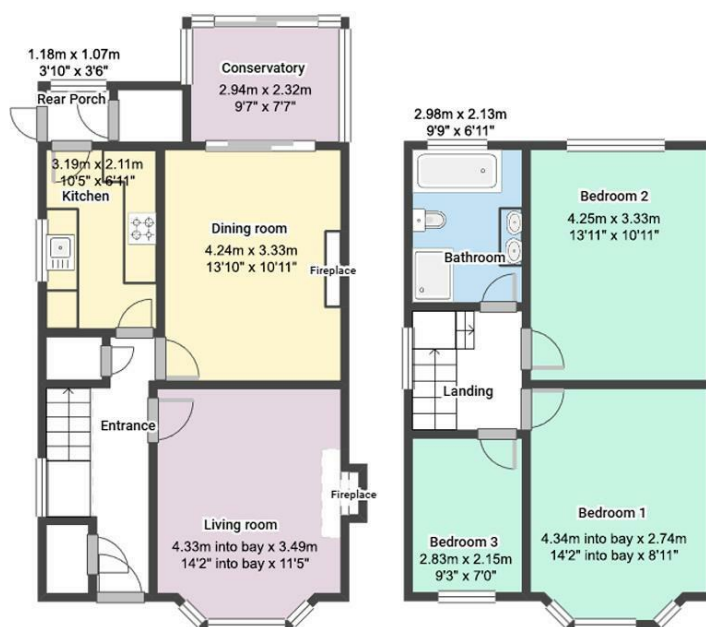
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This floorplan is for illustrative purposes only.

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